

**ECKERSLEY HALL BUILDING COMMITTEE
TUESDAY, FEBRUARY 28, 2012
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Phil Pessina, Trevor Davis, Augie DeFrance, Ed Dypa, Annabelle Malone, Ed Monarca, Larry Riley, Bill Wasch
Members Absent: Ryan Kennedy
Others Present: Ray Santostefano, Beth Lapin, Stephan Allison, John Marion, George Zepko, Heidi Geores, Off. Bill Warner
Guests: John Ireland and Chris Nardi, Silver/Petrucelli

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:05 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg indicated that the minutes from the February 13, 2012 meeting required approval. Augie DeFrance made the motion to accept them, seconded by Trevor Davis. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT
FINANCIAL STATEMENT**

There is no financial statement at this time.

BUDGET ITEMS

The committee received an invoice from Silver Petrucelli & Associates for \$6,762.50, another twenty-five percent of the schematic design phase of the contract, for review and approval. (The previous invoice for fifty percent of the schematic design phase was processed for payment after the last meeting.) Augie DeFrance made the motion to make this subsequent payment, Ed Dypa seconded it and it passed unanimously.

4.0 PUBLIC COMMENTS

There were none.

5.0 OLD BUSINESS

SILVER PETRUCELLI (SP+A) ECKERSLEY HALL: ENTRANCE ANALYSIS

John Ireland indicated that assistance from Bob Dobmeier (Public Works) was greatly appreciated, as they were able to gather data on slopes, utilities, and sewer, since the last meeting. From a design standpoint, he indicated that their desire to enter on one level, provide a clear reception/greeting and lobby area, and to allow easily use and understanding of the building (in addition to provide security) led to a focus on the east entrance.

Chris continued, saying the plans they developed incorporate all information from discussions thus far. He showed a presentation that had two lower levels options and one upper one.

First level: Option A: game room to left, elevator and stair directly in front, near reception; main dining behind, visible down a corridor; private office for director and police substation; open office with six desks; cafeteria style seating for 90+ people (banquet style 72, theatre style 126 chairs); kitchen and pantry, electrical closet near service entrance.

Option B: additional private office; dining room into a rectangle, cafeteria style seating holds 100, 78 dining, 132 for theatre style; access to south door/police station/mechanical room cut off.

In both options: storage adequate for chairs and tables; full commercial kitchen (to provide opportunity for community use and extended Senior Center use); south entrance as secondary egress from kitchen and also from upstairs; police station at north door w/dedicated parking space; cafetorium filled two feet to even out first level.

Comments included: preference for access to north door (option A); desire for closure of main room from coats/hallway; addition of coffee bar near elevator closet

Second level: access via 4,000-pound elevator (which could hold two wheel chairs, a gurney, or two scooters). Room set up: socialization/card room/TV, wii (leaving existing mural); library; conference room (twelve-person table); arts and craft (30 x 22 feet) on north end w/natural light and storage, kiln and dust room; bathrooms w/handicap stall/shower; multipurpose rooms (need extra entrance doors); two 30 x 22, another 20 x 22, divided by flexible walls.

In response to questions, SP+A staff indicated:

- dedicated room with exercise equipment, if added, would be in smaller multipurpose room
- original west and east stairways will remain w/new handrails and guardrails, as long as they fit code
- existing walls are in white on plans, new ones in gray; most of existing shelving is removed
- storage for tables and chairs will be added (perhaps in hallway?)
- attic access is by stairs, filled primarily w/mechanical equipment, not much storage especially related to the weight bearing requirements

Site plan: bus loop drop off from Durant Terrace (using existing curb cuts), pedestrian walkway accessible from either end of the parking lot, down to new entry with 2.5 feet drop; overhang for drive in and drop off; existing columns supported by retaining walls, which also protect excavation; drainage out west side of building with a continuous trench drain both north and south piped to allow for 100-year storm; walk and driveway with slope slightly away from the building;

Green space in front, parking lots repaved and stripped, with 17 stalls (probably more in the southern end) in each lot, four handicap spots. Exterior activity area available for picnic table, bocce or more parking spots, along with street parking.

Suggestions for revisions: dedicated parking spaces for employees separate from main lots; patio off main room for BBQ; heated walkway and driveway; driveway large enough for coach bus;

bus exit continuing to Durant Street; schematics/3-D on revised front entrance with retaining wall and columns.

Cost: site work has impact (externally and internally, with open lobby and stair) with a total of \$4.6 million (\$3.9 in bricks and mortar). In discussion of possible referendum, options included summer or November.

In considering next steps, general consensus was that these options looked good. The committee will digest at home and meet March 12 to discuss any issues that arise. Ron will start investigating timing for design review board for entrance review, other committees and council approval, and the referendum. For the March 26 meeting, SP+A will get final schematic, additional elevations, 3-D view of lobby, and a better site plan.

SOLAR LIGHTING OPTIONS

Ron told Bob Wall the committee was interested and he was excited, as he'd been looking for an opportunity to do a solar tube project since 2008. He will set up a meeting with the appropriate company to do necessary calculations.

GOVERNMENT EFFICIENCY TASK FORCE UPDATE

Phil, Ron, Larry, and Ed Dypa attended the February 22 meeting to emphasize the EH Building committee's dilemma and the need for prompt decisions. Ed said the task force indicated the staffing level should be purview of the building committee, not the government efficiency task force and Larry concurred with this. Ron emphasized the decisions were related to space available, not reporting hierarchy.

APPLE REHAB LETTER OF INTENT

Given the question of whether a dedicated exercise room with supervisor would be included in the plan, it was agreed to revisit this matter with Apple, with the possibility of requesting different sorts of equipment/materials.

6.0 NEW BUSINESS

STAFFING REQUIREMENTS FOR SENIOR CENTER

Several options for up to twelve desks were available in site plans presented this evening. John Marion suggested that Ron take the Senior Center's current calendar, time frame and locations, and also ask Heidi about her expansion/discontinuing ideas and plug it into the Eckersley Hall building, which he agreed to do. Officer Bill Warner will check into sharing the police substation with the municipal agent.

7.0 OTHER BUSINESS

There was no other business.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Annabelle Malone, the vote was unanimous and the meeting adjourned at 7:58 PM.